



Finance and Performance Committee

OPEN MINUTES

Date: Wednesday 27 August 2025
Time: 9.31 am
Venue: Boardroom, Fendalton Service Centre, Corner Jeffreys and Clyde Roads, Fendalton

Present

Chairperson	Councillor Sam MacDonald
Deputy Chairperson	Councillor Melanie Coker
Members	Mayor Phil Mauger
	Deputy Mayor Pauline Cotter
	Councillor Kelly Barber
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor James Gough – via audio/visual link
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett – via audio/visual link
	Councillor Sara Templeton

Principal Advisor

Bede Carran
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- Part A** **Matters Requiring a Council Decision**
Part B **Reports for Information**
Part C **Decisions Under Delegation**
-

Karakia Tīmatanga

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Part C

Committee Resolved FPCO/2025/00132

That the apologies from Councillor Gough for a partial absence be accepted.

Councillor MacDonald/Councillor Henstock

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

Councillors Coker and MacDonald declared interest in Item 17 - Christchurch City Holdings Ltd - Annual General Meeting 2025 - Appointment of Proxy and Voting Instructions.

3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

Part C

Committee Resolved FPCO/2025/00133

That the minutes of the Finance and Performance Committee meeting held on Wednesday, 23 July 2025 be confirmed.

Councillor MacDonald/Councillor Coker

Carried

4. Public Forum Te Huinga Whānui

Part B

There were no public forum presentations.

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

There were no deputations by appointment.

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

Councillor Fields joined the meeting at 9.33 am during consideration of Item 7.

7. Key Organisational Performance Results - Year End (June) 2025

Committee Resolved FPCO/2025/00134

Officer Recommendation accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the Key Organisational Performance Results - Year End (June) 2025 Report.

Councillor MacDonald/Councillor Templeton

Carried

8. Financial Performance Report - June 2025

Committee Resolved FPCO/2025/00135

Officer Recommendations accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the Financial Performance Report - June 2025 Report.
2. Approves operational carry forward requests from 2024/25 of a net \$18.4 million (as detailed in Attachment B), to enable completion of workstreams in 2025/26 or later.
3. Approves net capital carry forwards to 2024/25 of \$57.4 million (as detailed in Attachment C) to cover work completed in 2024/25 partly offset by carry forwards to enable completion of capital projects in 2025/26 or later.
4. Approves net capital revenue and funding carry forwards of \$17.0 million, and on-lending carry forwards as detailed in Attachment C.
5. Approves the budget and funding reallocation of \$6.91 million to fund capital expenditure relating to FY25 weather events.
6. Confirms the following treatment for the 2024/25 operating surplus of \$47.5 million:
 - a. Notes that \$20.0 million was resolved to be applied to debt reduction in the 2025/26 Annual Plan.
 - b. Notes that \$17.0 million was resolved to be applied to a rates reduction in the 2025/26 Annual Plan.
 - c. \$0.5 million of unspent weather event contingency budget to be transferred and added to the \$1.6 million sitting in the Adverse Event fund, which will provide \$2.1 million for any future weather event that exceeds the normal annual budget provision of \$0.5 million.
 - d. The balance of \$10.0 million be applied to debt reduction, reducing 2025/26 borrowing and saving \$0.8 million annually thereafter.

Councillor MacDonald/Deputy Mayor

Carried

9. Capital Programme Performance Report - FY25 Year End

Committee Resolved FPCO/2025/00136

Officer Recommendation accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the Capital Programme Performance Report for the end of Financial Year 2024/25 (FY25) and accompanying FY25 Forecasting Review paper.

Councillor Harrison-Hunt/Councillor Henstock

Carried

Councillor Gough joined the meeting at 10.11 am via audio/visual link during consideration of Item 10.

10. Long Term Plan 2027 - Project Update and Risk Assessment

Committee Resolved FPCO/2025/00137

Officer Recommendations accepted without change

Part C

That the Finance and Performance Committee:

1. Note the challenges and complexities that various reforms will generate for the 2027 Long-Term Plan process.
2. Note that in developing the next Long-Term Plan it will be important to:
 - a. clarify the relationship between the LTP process and other overlapping internal processes so that accountabilities are clear and milestones are fully aligned.
 - b. provide a structured approach to the review of Levels of Service with early clarification of roles and responsibilities.
 - c. deliver an aligned and integrated LTP process that meets the requirements of reforms (e.g. Local Water Done Well, Resource Management Act reform, and the proposed Local Government Systems Improvement Bill, which may include rates capping.)
3. Note the key principles and processes for the development of the LTP set out in Attachment A to this report.
4. Note that staff will commence preparation of financial scenarios for the next Annual Plan and draft Long-Term Plan which will address the impacts of local government reform (including a rates cap as foreshadowed by central government) and that these scenarios will be workshopped with the incoming Council.

Mayor/Councillor Peters

Carried

The meeting adjourned at 10.39 am and reconvened at 10.50 am.

The meeting adjourned at 11.28 am and reconvened at 11.30 am.

11. Development Contributions Policy 2025

Committee Comment

Council Meeting 20 August 2025

1. At its meeting on 20 August 2025 the Council considered the Development Contributions Policy 2025 report (the Policy). During that meeting (refer to Agenda Item 11):
 - A Motion (Original Officer Recommendations) to adopt the Policy was Moved by Councillor Coker and Seconded by Councillor McLellan.
 - An Amendment to Motion 3 was Moved by Councillor MacDonald and Seconded by Councillor Keown.
 - A Procedural Motion to let the report lie on the table and be considered at the 27 August 2025 Finance and Performance Committee meeting was Moved by the Mayor and Seconded by Councillor Scandrett. This was to enable further information to be provided regarding amendment 3E as tabled at the meeting. The Procedural Motion was declared carried by way of division.

Finance and Performance Committee Meeting 27 August 2025

2. Council Officers Ellen Cavanagh and Mitchell Shaw joined the table to present the report and answered questions of clarification from Councillors.
3. Further Officer advice regarding the previously tabled Amendment 3E was provided to the Mayor and Councillors on 25 August 2025 by way of Memo (refer to Minutes Attachment 11A).
4. Following the further Officer advice Movers and Seconders provided the following updates (as underlined below):

Updated Amendment

Amends the draft Development Contributions Policy 2025 (Attachment A to this report) as follows:

- e. Agrees to provide a remission for development within the Four Avenues of the central city (the area bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues). Development contributions for these properties will be assessed at 30% of the charges set out in Appendix 1 of the draft Development Contributions Policy. Only properties on the central city side of those roads are eligible for this remission.

Updated Motion

4. Agrees that the Development Contributions Policy 2025 will come into force from 15 September 2025.

5. The meeting held one debate for both the Motion and the Amendment.
6. Following debate, Amendment E was put to vote and declared a tie by way of division. As the status quo prevailed, Amendment E was not carried.
7. The meeting voted on Amendments A, B, C and D, and when put to the vote were declared carried by way of division.
8. The meeting voted on Substantive Motion 3, to adopt the Development Contributions Policy 2025 as amended at the meeting (incorporating all carried amendments), and was declared carried by way of division.
9. The meeting voted on Substantive Motions 1,2,4,5 and 6 which were declared carried.

Original Officer Recommendations

That the Finance and Performance Committee:

1. Receives the information in the Development Contributions Policy 2025 Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Adopts the draft Development Contributions Policy 2025 (**Attachment A** to this report).
4. Agrees that the Development Contributions Policy 2025 will come into force from 1 September 2025.
5. Delegates to staff to correct any typographical or minor drafting errors in the Development Contributions Policy 2025.
6. Agrees to remit the difference in cost between a development contributions assessment undertaken under a previous development contributions policy and the Development Contributions Policy 2025 where the total assessment is reduced under the 2025 policy.

Amendment E

That the Finance and Performance Committee:

Amends the draft Development Contributions Policy 2025 (Attachment A to this report):

- e) Agrees to provide a remission for development within the Four Avenues of the central city (the area bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues). Development contributions for these properties will be assessed at 30% of the charges set out in Appendix 1 of the draft Development Contributions Policy. Only properties on the central city side of those roads are eligible for this remission.

The division was declared **a tie** the voting being as follows:

For: Councillor MacDonald, Mayor Mauger, Councillor Barber, Councillor Gough, Councillor Henstock, Councillor Keown, Councillor Peters and Councillor Scandrett

Against: Councillor Coker, Deputy Mayor Cotter, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor McLellan and Councillor Templeton

Abstained: Councillor Moore

Councillor MacDonald/Councillor Keown

Tie

Committee Resolved FPCO/2025/00138

Amendments A, B, C and D

That the Finance and Performance Committee:

Amends the draft Development Contributions Policy 2025 (Attachment A to this report):

a) **3.3.1 Life of existing demand credits**

Existing demand credits expire **20 years** after the previous development on a site last exerted demand on infrastructure. The Council considers this a reasonable time within

which a developer can redevelop a previously used site. If, over the preceding **20 year** period, a lot has not been used for either residential or non-residential purposes, the land will be regarded as undeveloped and deemed to have 1 HUE existing demand credit.

b) **3.3.4 Considerations when assessing existing demand credit for non-residential development**

Credits will be assessed based on the previous use of the site using the highest level of actual or otherwise verifiable demand from the past **20 years**.

c) **3.3.5 Other considerations when assessing existing demand credit for any development**

The Council may require a developer to provide supporting information relating to the demand a site previously exerted on Council infrastructure. The decision to accept the accuracy of the information provided by the developer is at the sole discretion of the Council.

- d) Agrees to provide a **remission** for developments assessed under a previous development contributions policy to receive the benefit of the **20-year life** of existing demand credits provision, as adopted in Development Contributions Policy 2025. This applies only to developments where Code Compliance Certificate or Section 224c certificate has not been issued.

The division was declared **carried** by 13 votes to 4 votes the voting being as follows:

For: Councillor MacDonald, Mayor Mauger, Councillor Barber, Councillor Fields, Councillor Gough, Councillor Harrison-Hunt, Councillor Henstock, Councillor Johanson, Councillor Keown, Councillor Moore, Councillor Peters, Councillor Scandrett and Councillor Templeton

Against: Councillor Coker, Deputy Mayor Cotter, Councillor Donovan and Councillor McLellan

Councillor MacDonald/Councillor Keown

Carried

Councillor Templeton requested that her vote against resolution D be recorded.

Committee Resolved FPCO/2025/00139

Substantive Motion 3

3. Adopts the draft Development Contributions Policy 2025 (Attachment A of the report and as amended at the meeting).

The division was declared **carried** by 9 votes to 8 votes the voting being as follows:

For: Councillor Coker, Deputy Mayor Cotter, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor McLellan, Councillor Peters and Councillor Templeton

Against: Councillor MacDonald, Mayor Mauger, Councillor Barber, Councillor Gough, Councillor Henstock, Councillor Keown, Councillor Moore and Councillor Scandrett

Councillor Coker/Councillor McLellan

Carried

Committee Resolved FPCO/2025/00140

Substantive Motions 1, 2, 4, 5, 6

1. Receives the information in the Development Contributions Policy 2025 Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
4. Agrees that the Development Contributions Policy 2025 will come into force from 15 September 2025.
5. Delegates to staff to correct any typographical or minor drafting errors in the Development Contributions Policy 2025.
6. Agrees to remit the difference in cost between a development contributions assessment undertaken under a previous development contributions policy and the Development Contributions Policy 2025 where the total assessment is reduced under the 2025 policy.

Councillor Coker/Councillor McLellan

Carried

Attachments

- A Development Contributions Policy 2025 - Officer Advice 

12. Development Contributions Rebate Schemes

Committee Comment

1. In agreeing to the extension of existing demand credits to 20 years as part of the Development Contributions Policy 2025 earlier in the meeting (refer to Item 11 above), the Existing Demand Credit Rebate Scheme was no longer required. Therefore, an updated Officer Recommendation 3 was tabled.
2. The Updated Officer Recommendations were Moved by Councillor Moore and Seconded by Councillor Templeton and when put to the vote declared carried.

Officer Recommendations Ngā Tūtohu

That the Finance and Performance Committee:

1. Receives the information in the Development Contributions Rebate Schemes Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Agrees to adopt the *existing demand credit rebate scheme* (Attachment A of this report).
4. Agrees to adopt the *central city high density residential rebate scheme* (Attachment B of this report).
5. Delegates to the General Manager Strategy, Planning & Regulatory Services authority to approve the final scheme criteria documents to reflect any changes requested.

Committee Resolved FPCO/2025/00141

Part C

That the Finance and Performance Committee:

1. Receives the information in the Development Contributions Rebate Schemes Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. In agreeing to the extension of existing demand credits to 20 years as part of the Development Contributions Policy 2025, the existing demand credit rebate scheme is no longer required.
4. Agrees to adopt the *central city high density residential rebate scheme* (Attachment B of this report).
5. Delegates to the General Manager Strategy, Planning & Regulatory Services authority to approve the final scheme criteria documents to reflect any changes requested.

Councillor Moore/Councillor Templeton

Carried

Deputy Mayor Cotter and Councillor Johanson requested that their votes against the resolutions be recorded.

Councillor Gough left the meeting via audio/visual link at 11.35 am during consideration of Item 13 and did not return.

13. Matatiki Hornby Centre Close-out

Committee Resolved FPCO/2025/00142

Officer Recommendation accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the Matatiki Hornby Centre Close-out Report.

Councillor MacDonald/Councillor Harrison-Hunt

Carried

14. 151/153 Gilberthorpes Road - Future Use Issues and Options

Committee Resolved FPCO/2025/00143

Officer Recommendations accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the 151/153 Gilberthorpes Road - Future Use Issues and Options Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves the sale of 151/153 Gilberthorpes Road (described as Part Lot 1 DP 9514 and part Lot DP 15320 held in Record of Title CB674/99 and Lot 2 DP 20850 held in Record of Title CB6C/339) to the Purapura Whetu Trust for community and social housing purposes and subject to:
 - a. The Purapura Whetu Trust being responsible for securing all required resource, building or other statutory consents required to operate from the Land; and
 - b. The sale being at a financially viable figure having regard to market value.
4. Authorises the Property Consultancy Manager to do all things necessary to make any decisions at his sole discretion that are consistent with the intent of this report to implement the recommendation above including but not limited to finalising the documentation necessary to implement the sale.
5. Notes that staff will continue to work with the MenzShed and the Filipino Church (if required) to help meet their needs at other existing Council owned community locations.

Councillor MacDonald/Mayor

Carried

15. Lighthouse Road Land Stability Project

Committee Resolved FPCO/2025/00144

Officer Recommendations accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the Lighthouse Road Land Stability Project report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves proceeding with the following recommended option selections:
 - I. **1B:** Continue monitoring, and
 - II. **2B:** Undertake full reconstruction of the affected section of road, and
 - III. **3A:** Complete drainage work to lower the groundwater in the landslip in conjunction with the Lighthouse Road land stability project.
4. Approves drawing down funds from provisions set aside from the 2024/25 financial year.

Councillor Fields/Mayor

Carried

16. Council submission: Local Government (System Improvements) Amendment Bill

Committee Resolved FPCO/2025/00145

Officer Recommendations accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the Council submission: Local Government (System Improvements) Amendment Bill Report.
2. Approves lodging the Council submission on the Local Government (System Improvements) Amendment Bill (Attachment A) to the Governance and Administration Select Committee.
3. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
4. Delegates authority to the General Manager Strategy, Planning and Regulatory Services to oversee final editorial changes to correct any typographical or formatting errors in the submission.

Deputy Mayor/Councillor Moore

Carried

18. Infrastructure Working Group Findings

Committee Comment

1. Councillor Keown introduced the report as the Chair of the Infrastructure Working Group.
2. Council Officers Brent Smith and Luke Stevens joined the table to answer questions of clarification from Councillors.
3. Councillor Keown Moved, Seconded by the Mayor, a Motion to receive the report and including a further request for staff to report back on how they are ensuring small businesses are able to participate in Council tender processes (refer to Motion 2).
4. When put to the vote the Motion was declared carried.

Officer Recommendations Ngā Tūtohu

That the Finance and Performance Committee:

1. Receives the information in the Infrastructure Working Group Findings Report.

Committee Resolved FPCO/2025/00146

Part C

That the Finance and Performance Committee:

1. Receives the information in the Infrastructure Working Group Findings Report.
2. Request that staff report back in March 2026 on how they are ensuring small businesses are able to participate in Council tender processes where they can add value, without being discouraged by complex requirements or excessive information demands.

Councillor Keown/Mayor

Carried

Election of a Chair

Committee Resolved FPCO/2025/00147

The Finance and Performance Committee resolved that Mayor Mauger be appointed Chairperson of the Finance and Performance Committee for Item 17 - Christchurch City Holdings Ltd - Annual General Meeting 2025 - Appointment of Proxy and Voting Instructions.

Councillor MacDonald/Deputy Mayor

Carried

Mayor Mauger assumed the Chair for consideration of 17.

17. Christchurch City Holdings Ltd - Annual General Meeting 2025 - Appointment of Proxy and Voting Instructions

Committee Resolved FPCO/2025/00148

Officer Recommendations accepted without change

Part C

That the Finance and Performance Committee:

1. Notes that Christchurch City Holdings Ltd's Annual General Meeting 2025 is to be held on Friday 28 November 2025 at the Avon Room, Christchurch Town Hall, 86 Kilmore Street at 4.30pm.
2. Appoints the Council's Mayor as proxy, and the Deputy Mayor as alternate, to vote on behalf of the Council at Christchurch City Holdings Ltd's Annual General Meeting 2025.
3. Agrees that the Council's proxy, or alternate, votes in favour of the following:
 - note the minutes of the 2024 Annual Meeting;
 - receive, consider and discuss the Annual Report 2024/25;
 - record that Audit New Zealand has been reappointed as Christchurch City Holdings Ltd's auditor and authorise the board to fix the remuneration with Audit New Zealand;
 - record the re-appointment of Bryan Pearson and Bridget Giesen to the board of Christchurch City Holdings Ltd; and
 - record the appointment of Andrew Bascand, Melanie Coker and Sina Cotter-Tait to the Christchurch City Holdings Ltd board.
4. Notes that Christchurch City Holdings Ltd's Annual Report 2024/25 will be available by 30 September 2025 and will be reported to the Council ahead of the Annual Meeting.
5. Notes that the decisions in this report are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.

Mayor/Deputy Mayor

Carried

Councillors Coker and MacDonald declared an interest in this Item and took no part in any discussion or voting.

Councillor MacDonald resumed the Chair.

**19. Resolution to Exclude the Public Te whakataunga kaupare hunga
tūmatanui**

Committee Resolved FPCO/2025/00149

Part C

That at 12.20 pm the resolution to exclude the public set out on pages 554 to 558 of the agenda be adopted.

Councillor MacDonald/Councillor Coker

Carried

The public were re-admitted to the meeting at 12.49pm.

Karakia Whakamutunga

Meeting concluded at 12.50pm.

**CONFIRMED BY THE CHAIRPERSON AND PRINCIPAL ADVISOR ON THIS [DATE] 2025
PURSUANT TO STANDING ORDER 23.4**

**COUNCILLOR SAM MACDONALD
CHAIRPERSON**

**BEDE CARRAN
PRINCIPAL ADVISOR**